



DOBSON
GREY

Four Acres, Salford Priors, Evesham, Worcestershire, WR11 8UU

T: 01789 298 006

Offers in the region of £495,000



Overview

A delightful, well-loved family home. Situated in the heart of the charming village of Salford Priors with a picturesque outlook over open fields, this property which has been occupied by the original owners for 67 years, provides a fantastic opportunity with potential to update and/or extend.

Set back from the Evesham Road in the centre of the village, the property is accessed via a private tarmac shared lane. The property is a detached three bedroom house with double garage set within a large mature garden with excellent scope for extension subject to planning permission. The property benefits from a generous driveway with parking for 4+ cars and well stocked front and rear gardens with mature trees to the perimeter and a delightful picket fence. A covered passageway links the double garage to the house.

Location

The property is approximately 9 miles from Stratford, 5 miles from Alcester and 6 miles from Evesham. The property fronts a single-track private access drive which serves the four existing dwellings located along its eastern side and joins the B439 road immediately after leaving the private drive. Within a few minutes' walk of the property is the village pub (The Bell) and the parish church, with the village's shop/post office on School Road approximately 0.5 miles away. The Stratford to Evesham bus service X18 runs hourly along the B439 road and passes the end of the access drive. An open field is located to the southwest of the property on the opposite side of the drive, with a larger swathe of agricultural land to the north. Salford Priors Primary School is the closest school to the property just 0.5 miles away. Alcester Grammar School and Alcester Academy are approximately 6 miles away.



Accommodation

The accommodation comprises an entrance hallway, leading to dining room, living room, and kitchen with larder. From the kitchen further ground floor accommodation can be accessed, comprising store, laundry and ground floor WC. The dining room features a corner fireplace and a large bay window. The triple aspect living room features a fireplace and patio door allowing an abundance of sunlight into this south facing room. The timber panelled stairs lead up to the first floor with three spacious bedrooms. The two bedrooms at the front of the property showcase picturesque views of the agricultural fields beyond. The rear bedroom displays fantastic views to the north west of the property over farmland. The family bathroom comprises a double shower, WC, wash basin and towel rail. A well loved family home seeking a new lease of life.

Ground Floor:

- **Living Room** 3.18m x 4.25m
- **Dining Room** 3.48m x 3.49m
- **Kitchen** 3.47m x 3.06m
- **Hallway** 2m x 4.8m

First Floor:

- **Master Bedroom** 3.19m x 4.29m
- **Bedroom 2** 3.48m x 3.51m
- **Bedroom 3** 2.71m x 3.07m
- **Bathroom** 2.23m x 1.67m

Approximate total floor area:

The property has been measured in accordance with RICS Property Measurement, 2nd edition IPMS Residential 3C and has an internal floor area of 103.14 sq m (1,110.17 sq ft). The double garage has an internal floor area of 31.72 sq m (341.45 sq ft).

General Information

Tenure:
The property is available freehold.

Services:
We understand from the Vendor that full mains services are available including gas, electricity, water, telephone and fibre.

Rights of Way:
The property is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in this brochure.

Council Tax:
Council Tax is levied by the local authority and is in Band E.

Current Energy Performance Certificate:
C - 69. A copy of the EPC is available if required.

Method of Sale:
The property is available freehold. We are seeking offers in the region of £495,000 subject to contract only.

Viewings:
All viewings to be strictly by prior appointment and accompanied, please contact Justine Holt or Harry Bennett via telephone 01789 298006 or email jholt@dobson-grey.co.uk or hbennett@dobson-grey.co.uk to arrange a viewing of the property.



Getting to the site - WR11 8UU

Driving from Stratford-upon-Avon via Bidford-on-Avon cross the A46 roundabout into Salford Priors. Follow Station Road past the Church on the left. Drive past the School Road turning on the right and you will see 2 thatched black and white cottages on the right. The drive to 'Four Acres' is on the right immediately after the cottage called Jasmine Cottage.



Particulars Prepared July 2024

SUBJECT TO CONTRACT

1. These particulars are not an offer or contract, not part of one. You should not rely on statements by Dobson Grey Ltd in the particulars or by word of mouth or in writing ('information') as being 'actually accurate about the property, its condition or its value. Neither Dobson Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, Seller(s) or Lessor(s).
2. Photos, Measurements etc: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental to a purchase or tenancy, then the purchaser or tenant must rely on their own enquiries or those, which may be performed by their appointed advisers upon reasonable notification of Dobson Grey Ltd.
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4. VAT: The VAT position relating to the property may change without notice. All prices and values quoted are exclusive of VAT, which will apply.
5. The vendor reserves the right not to accept the highest, or any offer made.
6. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

Please see links to the following Guidance regarding the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs). <https://www.gov.uk/marketing-advertising-law/regulations-that-affect-advertising>